

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 4, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation. If a member of the public intends to provide an electronic presentation at the hearing please contact Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of November 6, 2009 and November 13, 2009**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
 - G. Director's Report**
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Regular Agenda Items

- 1. [**Oak Creek RV Park; Major Use Permit P85-079W5; Lakeside Community Plan Area**](#) (Brown) Continued from the meeting of October 23, 2009

Planning Commission direction:

At the Planning Commission Hearing of August 14, 2009, the Commission directed the applicant to consider a revision to the project to include a maximum time limit for the RV spaces proposed for long-term occupancy. Specifically, the Planning Commission identified that long-term occupancy should be defined as more than 90 days per calendar year but less than permanent (i.e. without a time limitation).

Applicant proposal:

The applicant has declined to modify the proposal to include a maximum time limit on the long-term occupancy of RV spaces. The applicant has indicated to staff a willingness to modify the proposal to revise the proportion of long-term (unlimited) occupancy spaces. The applicant now requests that the Planning Commission consider approval of Major Use Permit Modification P85-079W5 with the following provisions: Phase one (120 existing spaces) and phase two (84 previously approved spaces) would have 50% of the spaces with no occupancy limitation and the remaining 50% of the spaces with a 240-day occupancy limitation. Additionally, phase two would be age restricted for guests older than 55 years old, no RV will be allowed within the park if it is greater than 400 square feet, and no residential structures will be allowed. The applicant also requests that if phase two is not constructed in the future or if the proposed time extension expires, phase one would allow for 100% of the existing 120 spaces to have no occupancy limitation.

2. [Peppertree Park; Tentative Map, TM 4713RPL⁶ R; Fallbrook Community Plan Area \(Hingtgen\)](#)

In November 2007 a Revised Map (TM 4713RPL⁶ R) pertaining to Units 7 through 10 of the Peppertree Park Specific Plan was approved. This Revised Map changed the alignment of Pepper Tree Lane through the northern portion of the project site as well as the design of the 48 remaining residential lots in Units 7 and 8 of the Specific Plan area (267 residential lots total). The project applicant now proposes to amend two conditions of the Resolution for TM 4713RPL⁶ R as follows: Change condition C.2.b to require a temporary 40-foot wide road improvement on a portion of Pepper Tree Lane with approved base material only, rather than an interim improvement consisting of asphaltic concrete pavement (without final lift) over an approved base with AC dike and walkway at 20 feet from centerline (DPLU supports); and, delete condition C.2.c(3) and move it to C.2.d(4) so that the requirement to post bond/security for Pepper Tree Lane improvements (bridge construction) is moved from Unit 8 to Unit 9 or 10 (DPLU does not support). The project is located at the northern portion of the Peppertree Park Specific Plan Area approximately 640 feet east of South Mission Road within the Fallbrook Community Planning Area. The General Plan Designation on the site is 21 Specific Plan Area and the zoning is RS1.17 Residential and S88 Specific Planning Area Use Regulations.

3. [Director's Preliminary Decision Approving a Revised Map for Tentative Map 5394; South County Commerce Center Revised Tentative Map \(19 lots\) in the East Otay Mesa Specific Plan; Revised Tentative Map TM 5394RPL2 R; Otay Subregional Planning Area \(Rosenberg\)](#)

The Director of Planning and Land Use has made a preliminary decision to approve a Revised Tentative Map that is a modification of a previously approved

Tentative Map, TM 5394, on an 81.19 acre site located within the East Otay Mesa Specific Plan Area. Pursuant to the Subdivision Ordinance, the Director's preliminary decision is docketed with the Planning Commission, to allow the Commission, either on its own initiative or at the request of an interested person, to set the matter for a public hearing. If the Commission does not do so, the Director's preliminary decision will become final as a Planning Commission decision.

The project is a Revised Tentative Map that would create 19 lots ranging from 2.72 to 7.12 acres on 81.19 acres in the East Otay Mesa Specific Plan. The Revised Tentative Map would update the previously approved Tentative Map, TM 5394RPL2, to be consistent with the East Otay Mesa Specific Plan Amendment (SPA 06-003) and the amendment to the Circulation Element (GPA 06-013) approved by the County Board of Supervisors on August 1, 2007. Specifically, the Revised Map would adjust the dimensions of Otay Mesa Road and Enrico Fermi Drive and eliminate a portion of Michael Faraday Road to be consistent with the approved SPA and GPA. The result of these changes would be an increase in the land available for Technology Business Park development by 2.66 acres.

The project site is subject to the General Plan Regional Category Current Urban Development Area (CUDA), Land Use Designation 21 Specific Plan. Zoning for the site is S88 Specific Plan with a 30,000 square foot minimum lot size. The site is designated Technology Business Park in the East Otay Mesa Specific Plan. The project would be served by sewer from the East Otay Mesa Sewer Maintenance District and imported water from the Otay Water District. No extension of sewer or water utilities will be required by the project. Earthwork will consist of a balanced cut and fill of 301,500 cubic yards of soil. The project site is located on the southwest corner of Otay Mesa Road and Enrico Fermi Drive in Subarea 1 of the East Otay Mesa Specific Plan Area within unincorporated San Diego County.

4. [Horizon Tower/Littlepage Lane Telecommunications Facility; Major Use Permit, P08-013; Ramona Community Plan Area \(Lubich\)](#)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility will include a 35-foot high faux broadleaf tree to which 12 panel antennas will be mounted and associated equipment. The project is subject to the 1.6 Environmentally Constrained Areas (ECA) General Plan Regional Category, the (20) General Agriculture Land Use Designation, and is zoned A72 (General Agricultural). The subject property is located at 26652 Littlepage Lane, Ramona, CA 92065 (APN# 286-111-48), within the Ramona Community Plan Area.

5. [General Plan Update; Planning Commission recommendation on Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program](#) (Muto) Continued from the meeting of November 20, 2009

This is a continuation of the General Plan Update hearings held on November 6, 19, and 20. The Planning Commission will complete discussions on Valley Center and testimony will be taken on the following remaining communities: Rainbow, San Dieguito, Otay, Julian, and Pendleton DeLuz. Below is a brief description of the General Plan Update project.

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing the future growth and development patterns and policies for the unincorporated areas of the County. The General Plan Update would improve land use and protect the environment better than the current 1980's era General Plan, partly by shifting 20 percent of the project growth to western unincorporated communities with established infrastructure. The proposed plan would also balance growth with the needs to control traffic congestion, protect the environment and ease the strain on essential services such as water and fire protection.

The purpose of this hearing is to receive tentative recommendations from the Planning Commission regarding the draft General Plan text, land use maps, Mobility Element road network, draft community plans, draft Implementation Plan and Conservation Subdivision Program.

Administrative Agenda Items

- H. **Report on actions of Planning Commission's Subcommittees.**
- I. **Results from Board of Supervisors' Hearing(s) (Gibson).**
- J. **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - Otay Ranch Open Space Vacation; VAC 09-003
 - Rancho San Diego Sheriff Station Open Space Vacation; VAC 09-002 (Set Hearing)
 - Ordinances Amending The Zoning Ordinance, The San Diego County Code and The San Diego County Administrative Code Relating To Water Conservation In Landscaping; POD 08-016
 - Merriam Mountains Master Planned Community; GPA 04-006 / SP 04-006 / R 04-013 / VTM 5381RPL4 / STP 04-035 / ER 04-08-028; North County Metropolitan Subregional and Bonsall Community Planning Areas

K. Discussion of correspondence received by Planning Commission.**L. Scheduled Meetings.**

December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Agendas/Board of Supervisors/Planning Commission", then click on "Planning Commission Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
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Recommendations Against Zoning
Reclassifications:

Filed with Board of Supervisors, within 40
days after Commission recommendation is
transmitted to the Board (Zoning Ord.
§7506.d)

Environmental Determinations*

Filed in office of Planning Commission
within 10 days of Environmental
Determination or project decision,
whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.